

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
GOMEZ, BENJAMIN A & CABLE, SUS 48 CRANMORE ROAD WELLESLEY MA 02481		2	Public Water	1	Paved	1	Excel View	Description	Code	Assessed	Assessed
		4	Gas					RESIDNTL	1010	2,269,200	2,269,200
		6	Septic					RES LAND	1010	2,239,900	2,239,900
SUPPLEMENTAL DATA											
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOTS 3-B & LOTS 13 #DL 2 GIS ID F_944121_2681024				Plan Ref. Land Ct# 16194-B & J #SR Life Estate PP STATU Assoc Pid#				Total		4,509,100	4,509,100

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
GOMEZ, BENJAMIN A & CABLE, SUSAN		C219546	0	05-30-2019	U	I	2,900,000	1V	Year	Code	Assessed	Year	Code	Assessed			
KOPPEL, ADAM M & HAYNES, BRENDA		C190883	0	03-11-2010	Q	I	2,500,000	00	2023	1010	1,956,300	2022	1010	1,600,100			
WEINSTEIN, DAVID R & HERNANDEZ, D		C170163	0	08-12-2003	U	I	2,000,000	1		1010	2,039,500		1010	1,155,200			
HOLMGREN, JOHN K & JEANNE L		C135364	0	10-15-1994	U	I	325,000	1					1010	145,200			
RACKAUSKAS, GIERDA V & ROMAS		C121375	0	08-15-1990	U	I	1	1A	Total		3,995,800	Total		2,755,300	Total		2,590,700

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

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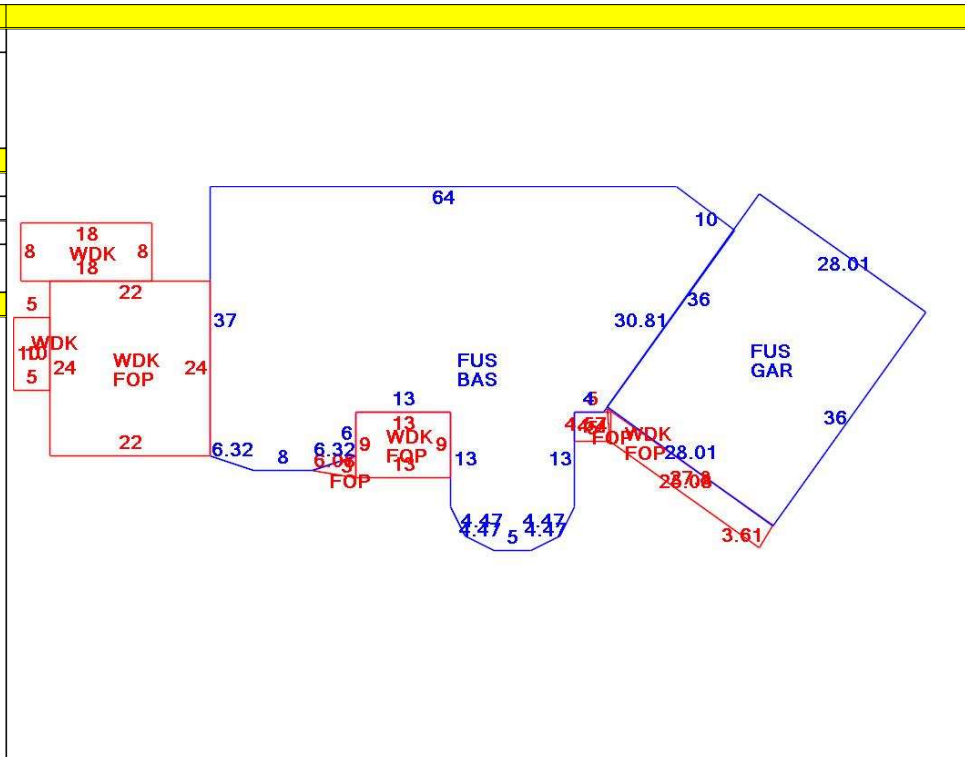
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	2,055,000
Appraised Xf (B) Value (Bldg)	69,000
Appraised Ob (B) Value (Bldg)	145,200
Appraised Land Value (Bldg)	2,239,900
Special Land Value	0
Total Appraised Parcel Value	4,509,100
Valuation Method	C
Total Appraised Parcel Value	4,509,100

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0118				COTUIT

BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
EXPR-23-9	07-27-2023	835	Sid/Wind/Roof/	11,000		100		Pool House Structure Remode	06-02-2020	DM			FR	Field Review
BLDR-21-13	11-04-2021	880	Alt-Int work-Res	150,000	06-30-2022	0	06-30-2022	Remodeling and alterations to	02-25-2020	SR	02		03	Cycl Insp Comp
20-2831	10-01-2020	835	Sid/Wind/Roof/	2,500	06-30-2021	100	06-30-2021	STRIP SIDE WALL RED CED	12-05-2014	MW	02		02	Bldg Permit Completed
20-2334	08-25-2020	835	Sid/Wind/Roof/	5,000	06-30-2021	100	06-30-2021	REMOVE AND REPLACE TW	08-15-2013	RB	03		02	Bldg Permit Completed
19-2400	08-02-2019	809	Deck	8,500	01-21-2020	100	06-30-2020	replacement of balcony style r	07-09-2013	RB	03		16	In Office Review
201403210	06-09-2014	RE	Remodel	20,000	09-08-2014	100	06-30-2015	RE RENO LNDRY, RELOCAT	07-08-2013	RB	03		03	Cycl Insp Comp
201204920	08-31-2012	RA	Remodel-Additi	70,000	08-05-2013	100	06-30-2013	DEMO/REBLD CHIMNEY AD	12-21-2011	RB	03		16	In Office Review

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	1010	Single Fam M-0	RF	2	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0118	12.500		1.0000	2,204,300	2,204,300
1	1010	Single Fam M-0	RF	2	0.200	AC	14,250.00	1.00000	1.0000	0	1.00	0118	12.500		1.0000	178,125	35,600
Total Card Land Units					1.20	AC	Parcel Total Land Area					1.20	Total Land Value			2,239,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	A+	Luxury Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2	06	Cust Wd Panel			
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	21	2 Full-1 Half			
			CONDO DATA		
			Parcel Id	C	Owne 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New	2,258,241	
			Year Built	1995	
			Effective Year Built	2008	
			Depreciation Code	G	
			Remodel Rating		
			Year Remodeled		
			Depreciation %	9	
			Functional Obsol	0	
			External Obsol	0	
			Trend Factor	1	
			Condition		
			Condition %		
			Percent Good	91	
			RCNLD	2,055,000	
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL3	Fireplace 2 sto	B	2	7000.00	2010		91		0.00	12,700
SPL3	Pool Gunite	L	800	75.00	2007		76	00	1.00	45,600
PHS3	Pool Hs/Good,	L	144	180.00	2007		88	A+	1.81	41,300
WDC	Wood Decking	L	210	20.00	2007		76		0.00	3,700
PATC	Conc Pavers	L	1,765	15.46	2007		88		0.00	20,000
FOP	Open Porch-ro	B	767	55.00	2010		91		0.00	26,100
GAR	Attached Gara	B	1,008	40.00	2010		91		0.00	28,400
SPH3	Pool Heater 80	L	1	4116.00	2008		78		0.00	3,200
PRG1	Pergola-Avg	L	234	18.00	2007		76	A+	1.81	5,800
GEN	Emergency Ge	L	1	5550.00	1986		34		0.00	1,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,430	2,430	2,430	384.84	935,161
FOP	Open Porch	0	767	0	0.00	0
FUS	Upper Story	3,438	3,438	3,438	384.84	1,323,080
GAR	Attached Garage	0	1,008	0	0.00	0
WDK	Wood Deck	0	932	0	0.00	0
Ttl Gross Liv / Lease Area		5,868	8,575	5,868		2,258,241



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Alt Prcl ID				Plan Ref.							
Split Zonin				Land Ct#		16194-B & J					
ResExpt Q				#SR							
#DL 1 LOTS 3-B & LOTS 13				Life Estate		PP STATU					
#DL 2				Assoc Pid#							
GIS ID F_944121_2681024											
								Total		4,509,100	4,509,100

801
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 BARNSTABLE, MA

VISION

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								Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
								2023	1010	1,956,300	2022	1010	1,600,100	2021	1010	1,320,700
									1010	2,039,500		1010	1,155,200		1010	1,124,800
															1010	145,200
								Total		3,995,800	Total		2,755,300	Total		2,590,700

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total							

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0118			COTUIT

NOTES			

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Exterior Wall 2						Parcel Id		C		Owne	0.0
Roof Structure	03	Gable/Hip						B		S	
Roof Cover	03	Asph/F Gls/Cmp				Adjust Type	Code	Description	Factor%		
Interior Wall 1	05	Drywall				Condo Flr					
Interior Wall 2	06	Cust Wd Panel				Condo Unit					
Interior Floor 1	12	Hardwood				COST / MARKET VALUATION					
Interior Floor 2	14	Carpet				Building Value New					
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AC Type	03	Central				Depreciation Code					
Bedrooms	03	3 Bedrooms				Remodel Rating					
Full Baths	2					Year Remodeled					
Half Baths	1					Depreciation %					
Extra Fixtures						Functional Obsol					
Total Rooms	8	8 Rooms				External Obsol					
Bath Style						Trend Factor					
Kitchen Style						Condition					
Occupancy						Condition %					
Usrflid 105						Percent Good					
Accessory Apt						RCNLD					
Foundation Alt	09	Blk/Pour Ftgs				Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	21	2 Full-1 Half				Misc Imp Ovr					
						Misc Imp Ovr Comment					
						Cost to Cure Ovr					
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Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
SPC1	Pool Cover-Au	L	800	17.53	2007		76		0.00	10,700	
FPO	Ext FP Openin	B	1	2000.00	2010		91		0.00	1,800	
WDC	Wood Deck w/	L	50	18.00	2013		88		0.00	2,200	
WDC	Wood Decking	L	672	20.00	2013		88		0.00	10,800	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											